



MEMO TO: Hearing Examiner
FROM: Thara Johnson, Associate Planner
DATE: August 5, 2013
SUBJECT: Modified Conditions of Approval – Kirkmond Preliminary Plat
LAND 2013-0280

1. Public Works Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

c.	Street Frontage Improvements
iv.	<p>At the intersection of 132nd Avenue and NE 100th Street and , a traffic signal system may be required per City of Redmond Standards. A signal warrant analysis has been prepared and is currently under review jointly by the City of Redmond and the City of Kirkland.</p> <p><u>Code Authority:</u> RZC 21.52.030(G) <u>Condition Applies:</u> Civil Construction</p>
d.	Access Improvements
iii	<p>The following driveways are required to be improved as specified below:</p> <ul style="list-style-type: none">All driveways shall be <u>generally</u> constructed as shown on the Kirkmond site plan prepared by LDC. <p><u>Code Authority:</u> RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
g.	<p>Safe Walking Route(s). The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. Current conditions on 134th Avenue NE do not provide safe walking conditions for students or other pedestrians. An interim walkway(s) shall be constructed of concrete curb, gutter and a 5-foot sidewalk if adjacent to the street. The curb face shall be located at least 12-feet from the centerline. The interim walkway(s) shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 10 feet from the street edge of traveled way where no curb and gutter exists. A safety railing or fencing will be required when</p>

	(1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The interim walkway must be constructed prior to occupancy of any house.
	<u>Code Authority:</u> RCW 58.17; RZC 21.52.030, 21.54.010(F), <u>RZC 21.17.010(F)(2)</u> ; RZC 21.74.020(I)
	<u>Condition Applies:</u> Civil Construction

2. Public Works – Water and Sewer

Reviewer: Jim Streit, P.E., Sr. Utility Engineer

Phone: 425-556-2844

Email: jstreit@redmond.gov

c.	<p>Easements. Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Public easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval. Water and Sewer improvements <u>easements</u> shall be shown on the face of the final preliminary subdivision and granted through the final preliminary subdivision document.</p> <p><u>Code Authority:</u> RZC 21.74.020(C), Appendix 3</p> <p><u>Condition Applies:</u> Civil Construction, Final Subdivision Document</p>
d.	<p>Reimbursement Agreement. Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.</p> <p><u>Code Authority:</u> RMC 13.12</p> <p><u>Condition Applies:</u> Prior to Pre-Construction Meeting</p>



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